



Memorandum

To Max Gibson

From Laura Wareing

Date 27 September 2023

Subject **136563/FO/2023**

**Creation of a hot food take away (Sui Generis) together with the
installation of a flue to rear**

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The application seeks consent for the creation of a hot food take away (Sui Generis) together with the installation of a flue to rear at 220 Upper Brook Street, Manchester, M13 9LY.

The site is located adjacent to adopted highway of Upper Brook Street. No Waiting at Any Time, No Loading at Any Time and a Bus Stop Clearway are in place along Upper Brook Street.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services are routed along Upper Brook Street and provides connections to The Lowry and East Didsbury. Further bus stops are in place along Grafton Street and provide connections to Stockport, Hazel Grove and Manchester City Centre.

PARKING AND ACCESS:

Plans suggest that parking is available on land adjacent to the property. Land Ownership suggests that the land adjacent to the property is not owned by the applicant. Therefore, no parking will be available at the site. Highways are unable to support no parking / access for customers / delivery drivers in this location.

Plans suggest that an existing dropped kerb in place to provide access, but Highways records show that there is no dropped kerb arrangement in place. Highways has concerns with vehicle reversing in / out of the parking area due to the location of the signalised junction, three lanes of traffic and anticipated vehicle movements along Upper Brook Street. Additionally, Highways has concerns with pedestrian and vehicle visibility from the proposed parking area.

Highways has concerns with on-street parking associated with the development due to existing TROs and the location of the signalised junction.

CYCLE PARKING:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ customer cycles. Given the use class of the building, this should accommodate a minimum of 2 cycles.

REFUSE AND SERVICING:

A refuse storage area is noted within the site. Plans suggest that this is situated adjacent to the site. Land Ownership records suggest that the applicant does not own the adjacent land.

No information was provided on the forecasted waste collection and waste vehicle collection point. Highways has concerns on the proposed servicing of the site whilst acknowledging existing restrictions along Upper Brook Street.

Highways have concerns that there are limited opportunities for delivery vehicles (both vehicles and cycles) to park in close vicinity of the site which may give rise to safety concerns for pedestrians and cyclists travelling along Upper Brook Street and the operation of the signalised junction.

CONSTRUCTION MANAGEMENT:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Highways Reference: 14929/FO/2023